133.0	0006	0006.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	950,400 / 950,400
					USE VALUE:	950,400 / 950,400
					ASSESSED:	950,400 / 950,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
147		GLOUCESTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SUSSMAN GERALD J & JULIE/ TRS
Owner 2:	GERALD JAY SUSSMAN 2018 REVOCA
Owner 3:	JULIE E SUSSMAN 2018 REVOCABLE
Street 1:	147 GLOUCESTER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SUSSMAN GERALD J & JULIE -
Owner 2:	-
Street 1:	147 GLOUCESTER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,500 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1933, having primarily Wood Shingle Exterior and 2007 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5500.000	423,400	500	526,500	950,400
Total Card	0.126	423,400	500	526,500	950,400
Total Parcel	0.126	423,400	500	526,500	950,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 473.54 | /Parcel: 473.5

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	85623
GIS Ref	
GIS Ref	
Insp Date	01/24/18

!10381!

PREVIOUS ASSESSMENT

Parcel ID: 133.0-0006-0006.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	423,500	500	5,500.	526,500	950,500	950,500	Year End Roll	12/18/2019
2019	101	FV	351,700	500	5,500.	555,700	907,900	907,900	Year End Roll	1/3/2019
2018	101	FV	351,400	500	5,500.	409,500	761,400	761,400	Year End Roll	12/20/2017
2017	101	FV	351,400	500	5,500.	391,900	743,800	743,800	Year End Roll	1/3/2017
2016	101	FV	351,400	500	5,500.	362,700	714,600	714,600	Year End	1/4/2016
2015	101	FV	312,000	500	5,500.	304,200	616,700	616,700	Year End Roll	12/11/2014
2014	101	FV	312,000	500	5,500.	297,200	609,700	609,700	Year End Roll	12/16/2013
2013	101	FV	312,000	500	5,500.	283,100	595,600	595,600		12/13/2012

PRINT

Date	Time
12/11/20	00:41:31

LAST REV

Date	Time
03/20/19	10:07:22
mmcmakin	
10381	

USER DEFINED

Prior Id # 1:	85623
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SUSSMAN GERALD	72216-487		2/11/2019	Convenience	99	No	No		
	12837-441		8/1/1975		50,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/24/2014	385	Re-Roof	8,500					
11/2/1993	599	Manual	1,000					ANTENNA
11/13/1992	599	Manual	3,000					ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
1/24/2018	Inspected	BS	Barbara S
12/1/2017	MEAS&NOTICE	HS	Hanne S
6/16/2014	External Ins	PC	PHIL C
12/3/2008	Meas/Inspect	189	PATRIOT
12/1/2008	Measured	336	PATRIOT
12/1/1999	Inspected	264	PATRIOT
11/18/1999	Mailer Sent		
11/4/1999	Measured	264	PATRIOT
8/31/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5500		Sq. Ft.	Site		0	90.	1.06	10									526,502						526,500	

Total AC/HA: 0.12626 | Total SF/SM: 5500 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 526,502 | Spl Credit | Total: 526,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1933	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.23528433
Const Adj.:	0.99436283
Adj $ / SQ:	153.540
Other Features:	87250
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	520195
Depreciation:	96756
Depreciated Total:	423438

COMMENTS

1 FRPL NON FUNC. 2 ROOMS IN UAT..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

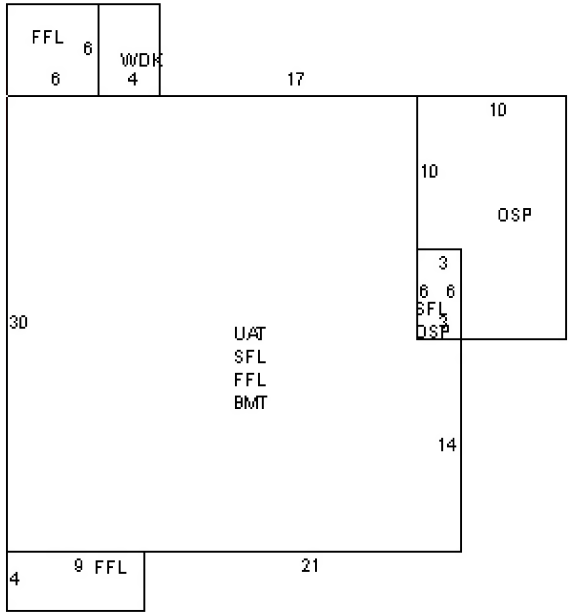
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	185.78
Special Features:	0	Val/Su Net:	139.14
Final Total:	423400	Val/Su SzAd	236.01

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	924	153.540	141,871
SFL	Second Floor	870	153.540	133,580
BMT	Basement	852	46.060	39,245
UAT	Upper Attic	213	107.480	22,893
OSP	Screen Porch	160	29.330	4,692
WDK	Deck	24	15.910	382

Net Sketched Area:	3,043			Total:	342,663
Size Ad	1794	Gross Are	3682	FinArea	2007

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 133.0-0006-0006.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	26X8	A	AV	1960	4.05	T	40.8	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:		Total:	500